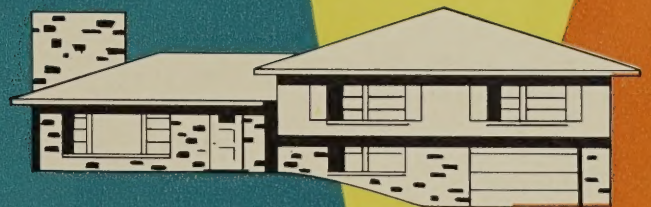


# HOMES OF TODAY

*Skillfully Designed*

WITH TOMORROW IN MIND

3 AND 4 BEDROOM  
RAMBLERS... AND  
SPLIT-LEVEL HOMES

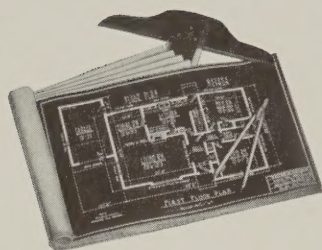


SECOND EDITION

**GEIB-JANNI LUMBER COMPANY**

*"A Sliver or a Trainload"*

**NEW ULM, MINNESOTA**



## BLUEPRINTS AND SPECIFICATIONS

Complete working Blueprints and detailed Specifications for each home in this book are available for immediate shipment. Our plans are carefully drawn to eliminate costly extras in home building. Errors can be avoided when you use our plans and layouts which have been used many times in various parts of the country. You get a better home because all of the common structural errors have been removed. All plans conform in general to the requirements of the F.H.A. and include the following drawing for each design: Basement and Foundation Plan, Floor Plans, Four Elevation Drawings, Wall Section and Cupboard Details. Blueprints are sold through Lumber Dealers exclusively and are shipped the same day order is received.

*Order necessary blueprints  
and specifications from  
your local lumber dealer*



25-

# HOMES OF TODAY



SKILLFULLY DESIGNED  
*with tomorrow in mind*

THREE AND FOUR BEDROOM RAMBLERS  
AND SPLIT-LEVEL HOMES

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SECOND EDITION

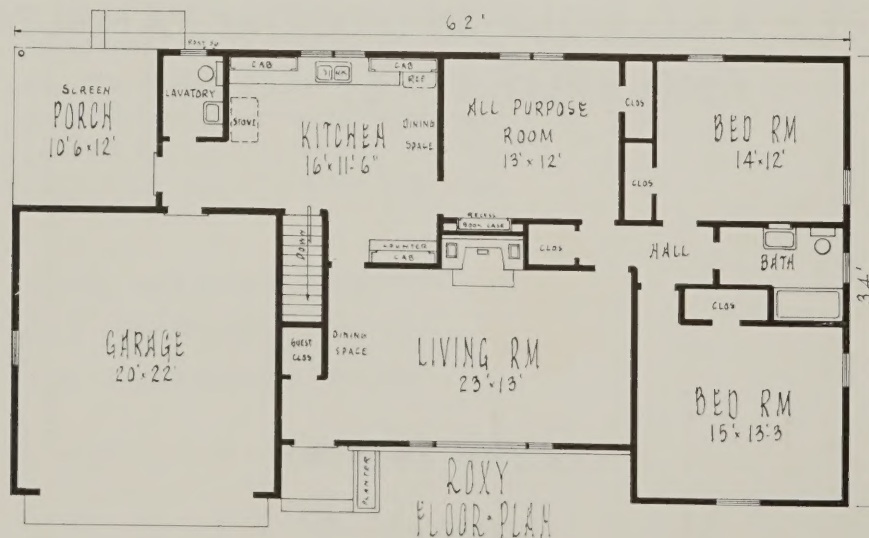
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PRINTED IN U. S. A.



## THE ROXY : 5 ROOMS AND GARAGE

1,574 SQUARE FEET - Garage and Porch Not Included - 31,480 CUBIC FEET

THE Roxy is an exceptionally well-designed rambler-type home with every modern convenience. The exterior uses a combination of stone and shingles for its appealing appearance. There are three large bedrooms, one of which can be used as a dining room or den if not needed as a bedroom. The spacious living room has an open fireplace and picture window. The large kitchen is unusually well-planned with a rear entrance leading to a screened porch.



CLASSIFICATION 639-3141

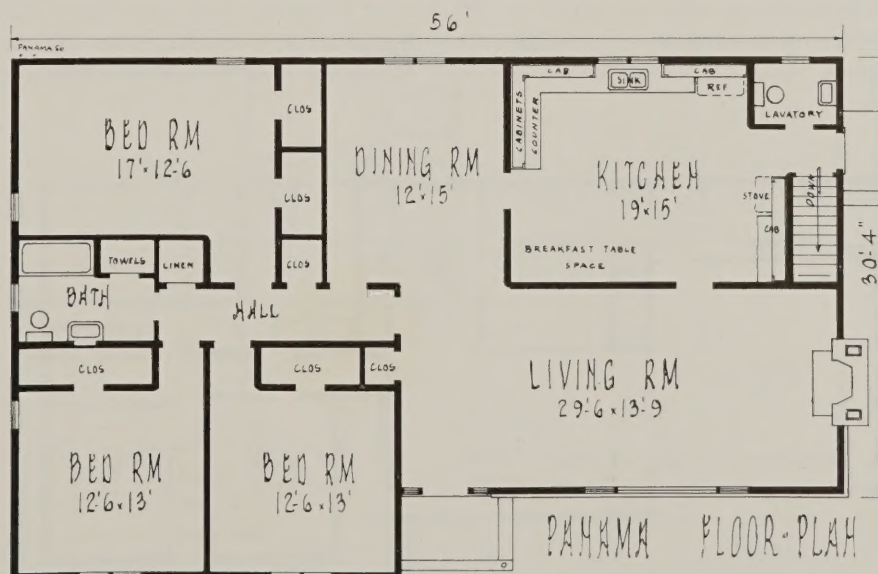




## THE PANAMA ····· 6 ROOMS AND GARAGE

1,851 SQUARE FEET     36,960 CUBIC FEET

**A** SURPRISING amount of roominess is provided in the plan of this modern home, which features a basement garage large enough for two cars. The living room is especially attractive with its extensive wall space for furniture and its large landscape window. The kitchen, it will be noted, has an abundance of well-placed cupboards and in addition, has ample space for dining. There is a convenient lavatory at the rear entrance.



CLASSIFICATION 637-9921

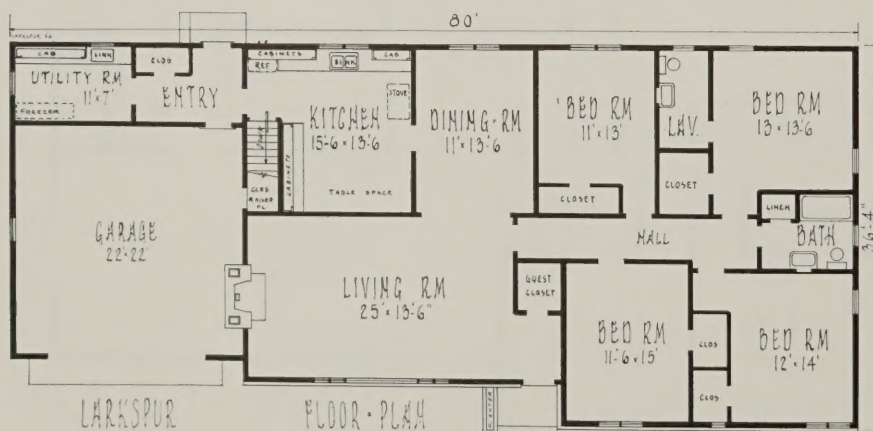


## THE LARKSPUR

8 ROOMS AND GARAGE

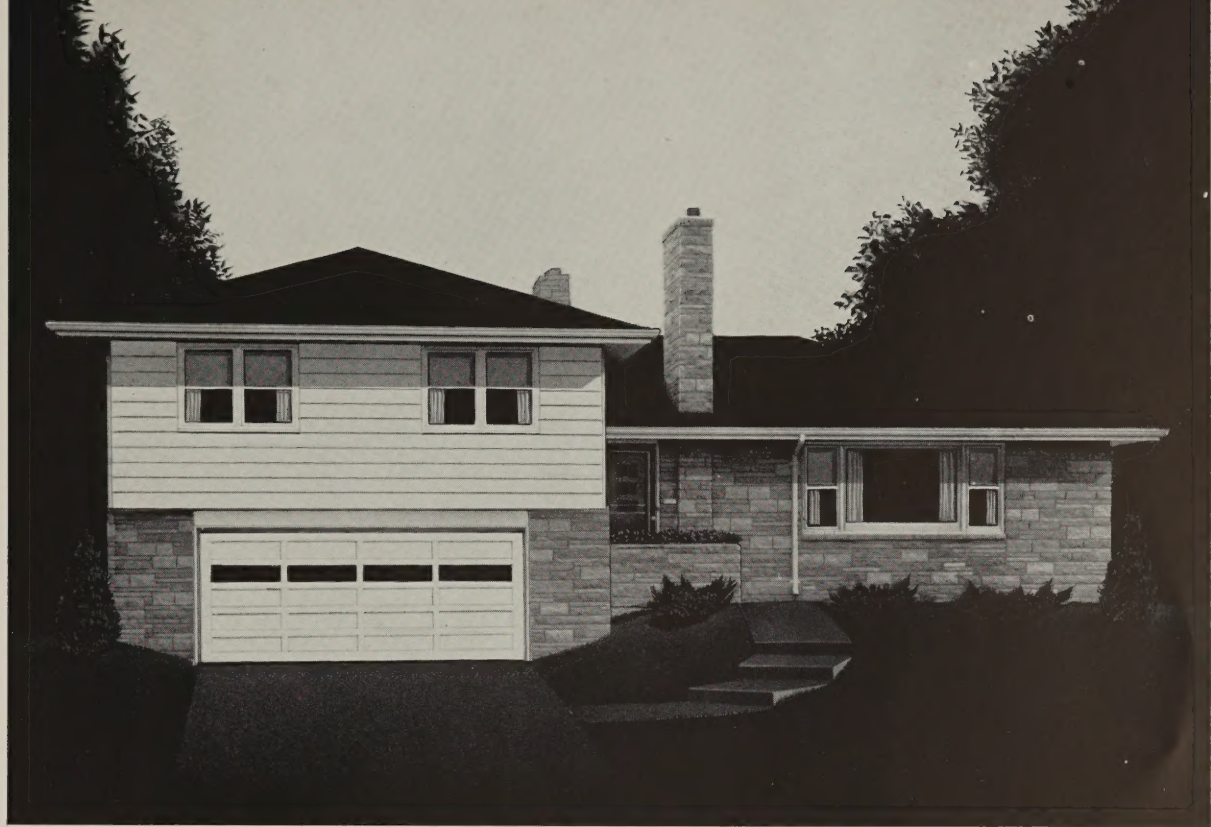
1,928 SQUARE FEET - Garage Not Included - 38,560 CUBIC FEET

HERE is a spacious hip-roofed rambler-type home completely modern in every respect. The exterior of stone and wood battens combined with low eave lines, makes this a charming and extremely practical home. There are four large bedrooms in this home, with one and one half baths, all accessible from a central hall with provision for maximum privacy. There is an L-shaped living and dining room with attractive fireplace and picture window. The kitchen is well-planned in every way and includes a large convenient dining space. The utility room is entered from the handy rear hall which is also reached from the oversized garage.



CLASSIFICATION 646-8651





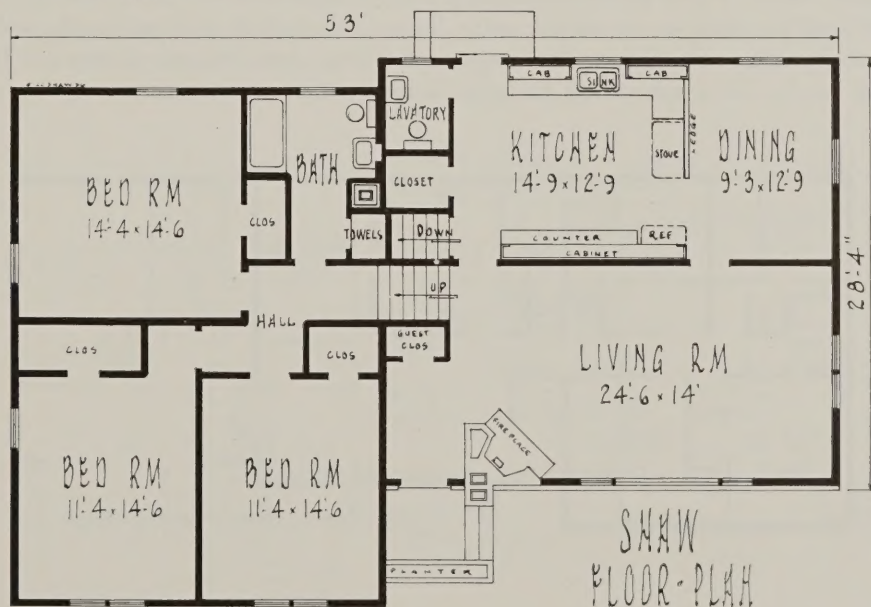
## THE SHAW

6 ROOMS AND GARAGE

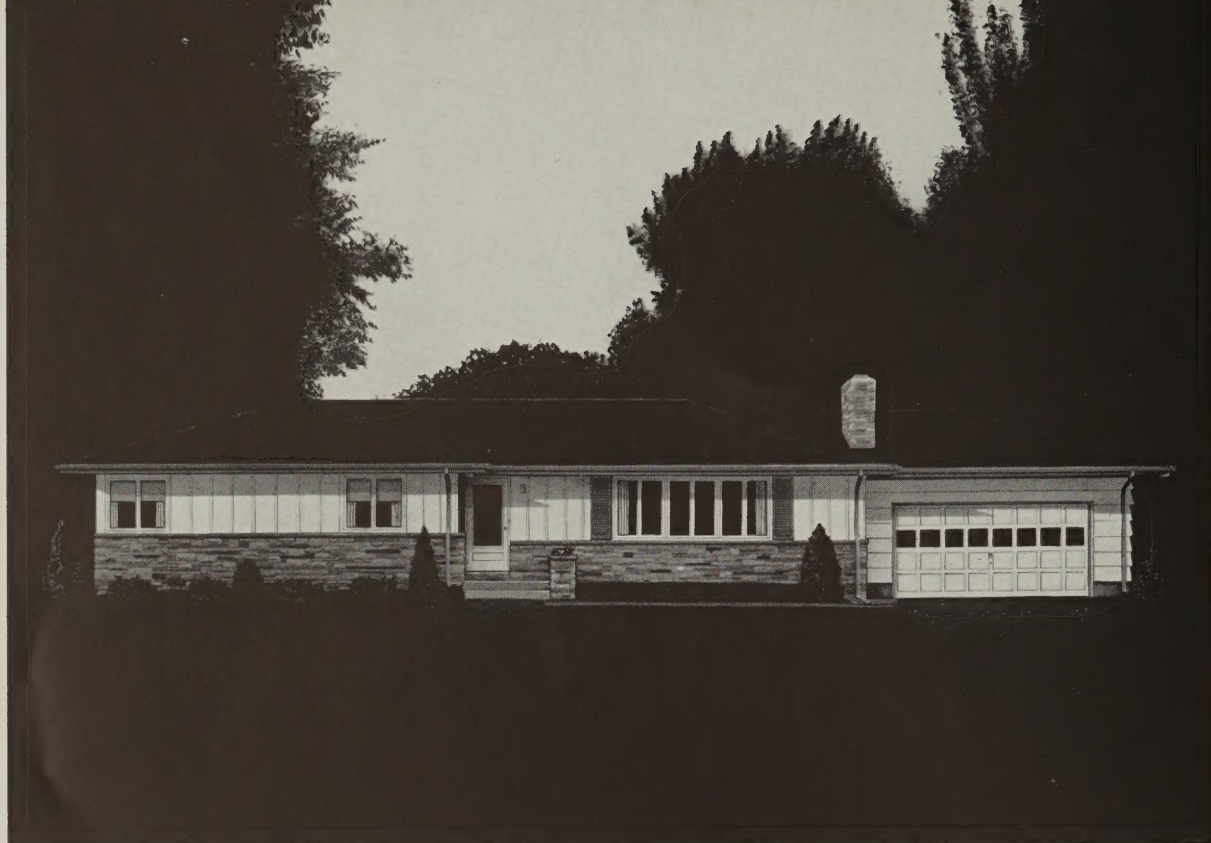
1,642 SQUARE FEET

32,725 CUBIC FEET

THE Shaw is a practical and beautiful split-level home full of charm and livability. The large living room with its picture window and corner fireplace is unusually attractive. The kitchen and dining room combination is the result of good planning which also provides a lavatory near the rear entrance. There are three bedrooms above the garage.



CLASSIFICATION 637-4101

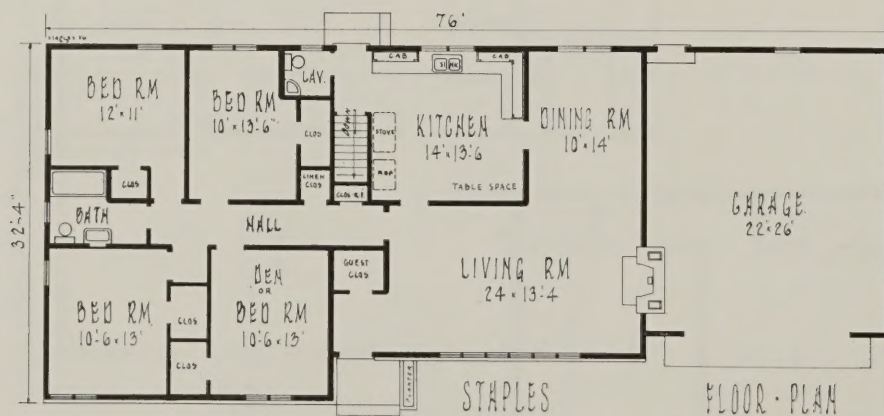


## THE STAPLES

7 ROOMS AND GARAGE

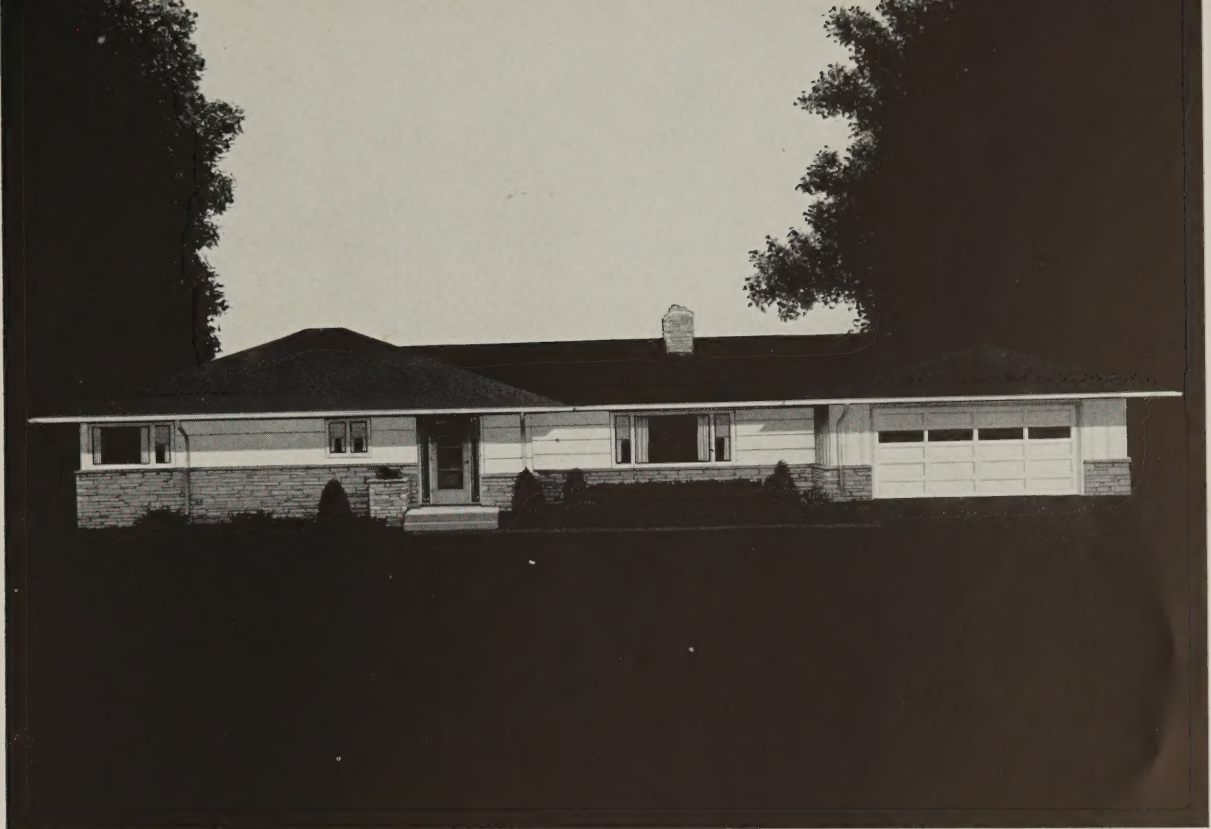
1,629 SQUARE FEET—Garage Not Included—32,580 CUBIC FEET

THE Staples is an unusually well planned home of excellent design. There are four bedrooms and one and one half baths in this charming home. The exterior of wood and stone is attractive without any further extravagant details. The large L-shaped living and dining room with its fireplace and large landscape window is entered from a convenient entry foyer. The kitchen is exceptionally well-planned with ample space for cupboards and utilities. The lavatory is placed near the rear entrance. This is an ideal home for a large family. It is economical to build and easy to finance.



CLASSIFICATION 639-7741

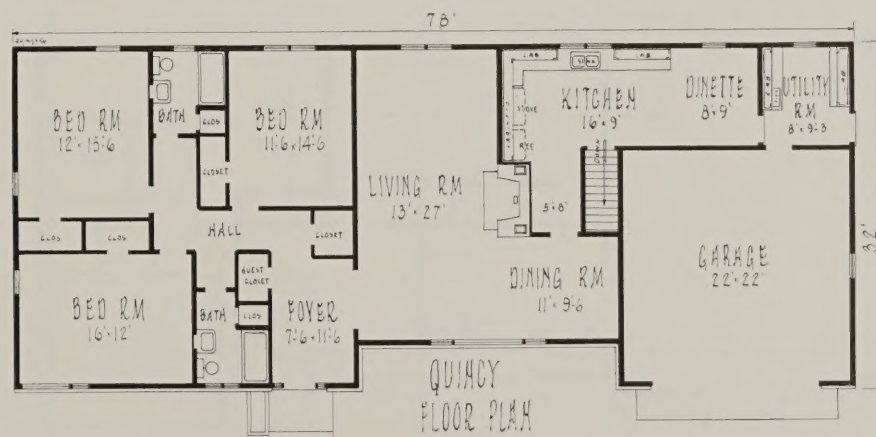




## THE QUINCY : 7 ROOMS AND GARAGE

1,944 SQUARE FEET - Garage Not Included - 38,880 CUBIC FEET

THE Quincy is an easy, rambling plan of charm and dignity possessing every modern convenience. There are three large bedrooms with almost unlimited closet space, and all leading to the central hall and with access to two full bathrooms. The entrance foyer is large and roomy and provides a useful coat closet near the front entrance. The large L-shaped living and dining room in the center of the house is exceptionally desirable. The well-arranged kitchen with its cozy dinette is adjacent to a complete utility room that has an outside entrance as well as an entrance to a large two-car garage.



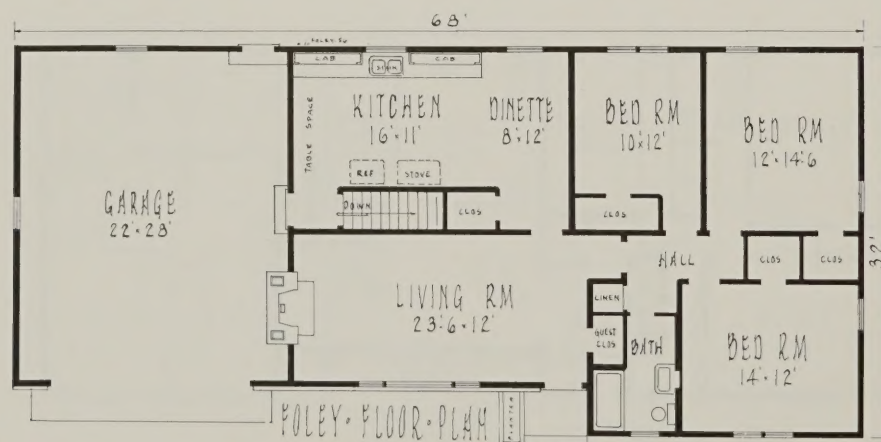
CLASSIFICATION 638-3981



## THE FOLEY • 6 ROOMS AND GARAGE

1,376 SQUARE FEET—Garage Not Included—27,520 CUBIC FEET

THE Foley is a modern, complete home of today. Its rambling design with low-pitched roof, brick and shingle exterior, and attached garage, gives you a very beautiful and practical design. The living room is spacious and pleasant with its well-placed fireplace—and you will find wall space too, exactly where it is needed. The combination kitchen and dinette gives plenty of room for cupboards as well as dining space. The three large bedrooms and bath are separated from the living room by a convenient central hall—a feature that adds much to the privacy of the sleeping quarters of this well-planned home.



CLASSIFICATION 634-6901





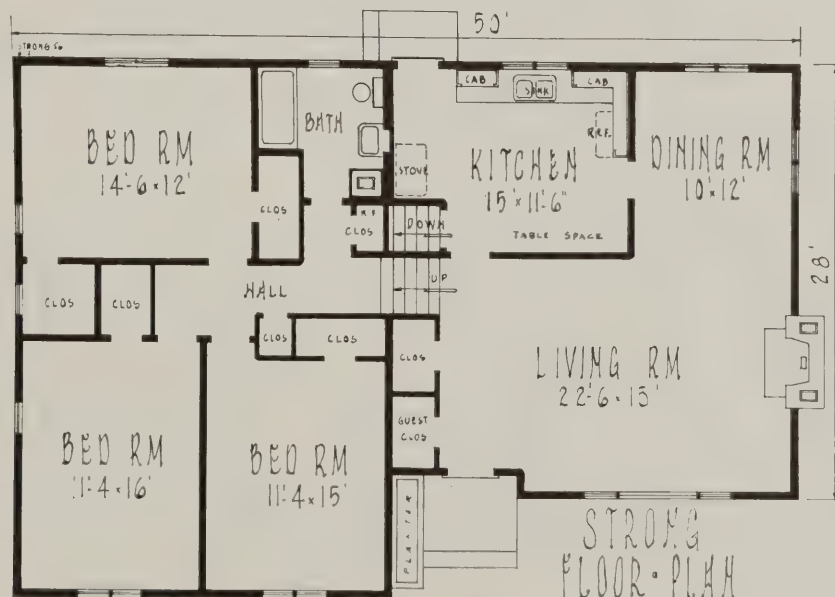
## THE STRONG

6 ROOMS AND GARAGE

1,542 SQUARE FEET

30,940 CUBIC FEET

THE Strong is a split-level home with real individuality. There are three bedrooms and a bath above the large basement garage which gives a practical and pleasing plan without the loss of an inch of floor space. Special features are the L-shaped living and dining room, the convenient kitchen and the many closets.



CLASSIFICATION 631-7921



## THE TANNER

6 ROOMS AND GARAGE

1,740 SQUARE FEET – Garage and Porch Not Included – 34,800 CUBIC FEET

THE Tanner is a charming rambler-type home with a large attached garage and a comfortable screened porch. The exterior of stone and shake shingles shows excellent taste in the selection of materials that have permanency and beauty. The popular and modern L-shaped living and dining room is a special feature of this home that is so unusually well-planned in every detail. The kitchen has an excellent arrangement of cupboards and utilities with space left over for dining purposes. There are three large bedrooms that can be entered from the central hall. There are ample closets in all of the rooms with an extra closet in the master bedroom which also has a private bath with shower.



CLASSIFICATION 639-2301

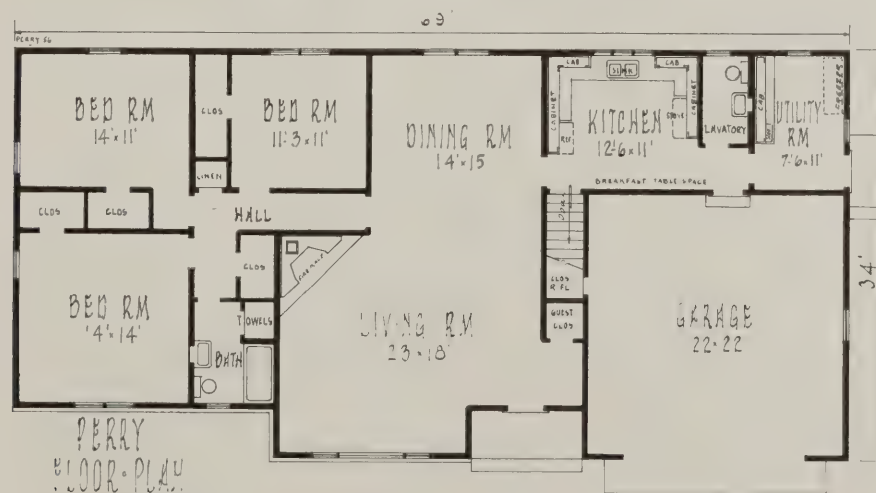




## THE PERRY 7 ROOMS AND GARAGE

1,786 SQUARE FEET—Garage Not Included—35,720 CUBIC FEET

THE Perry is a pleasing home with an attractive exterior of brick and shingles. The floor plan and room arrangement gives a feeling of comfort and roominess. The center of attraction is the large L-shaped living and dining room with its corner fireplace and picture window. There are three large bedrooms with a central hall. The well-planned kitchen and utility room are placed to the rear of the large two-car garage. A convenient lavatory is placed between the two rooms.



CLASSIFICATION 636-9621



## THE RYAN

## 6 ROOMS AND GARAGE

1,180 SQUARE FEET—Garage Not Included—23,720 CUBIC FEET

THE Ryan is a pleasing three-bedroom, rambler-type home with attached garage, that offers the maximum of comfort with a small investment. The efficient room arrangement has many features and makes thoughtful use of every inch of floor space. Every room in the house can be entered from the central hall—a very convenient arrangement. The combination kitchen and dining room, which is entered from the large living room, is complete in every detail. There is a convenient lavatory at the rear entrance.



CLASSIFICATION 626-0011

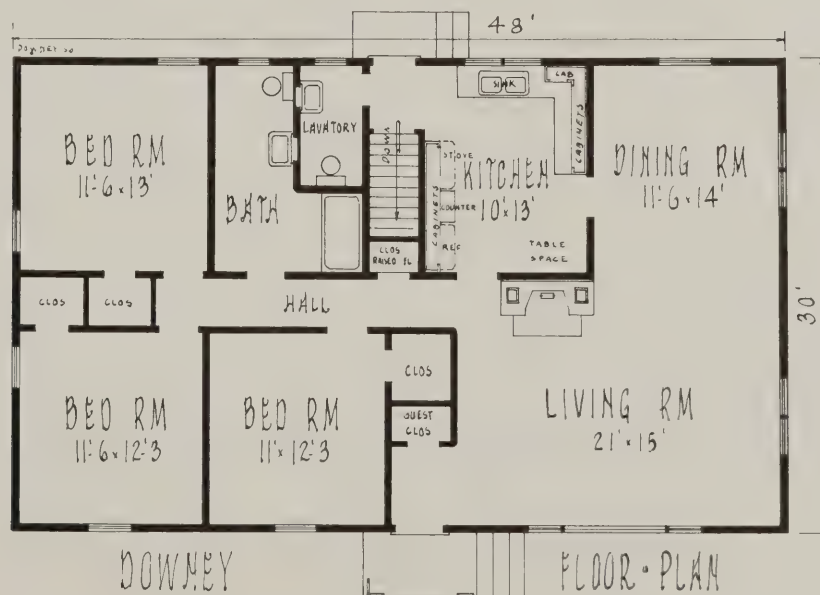




## THE DOWNEY 6 ROOMS AND GARAGE

1,440 SQUARE FEET 28,800 CUBIC FEET

THE Downey in addition to its basement drive-in garage, features the deservedly popular L-shaped living and dining room. There are three nice bedrooms in this home and one and a half baths. The kitchen is well provided with cupboards, conveniently arranged with allowance for table space. Special attention is called to the many large closets.



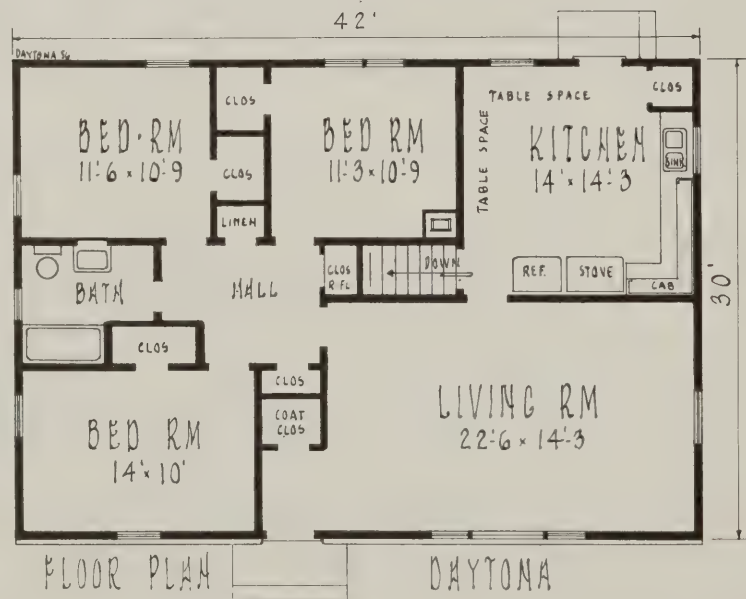
CLASSIFICATION 632-1761



## THE DAYTONA 5 ROOMS

1,260 SQUARE FEET 25,200 CUBIC FEET

THE Daytona is a modern home that is sensible, practical and beautiful. The exterior uses a combination of shingles and brick to give it a look of solid stability. Standard stock materials of best quality have been used to keep construction costs to a minimum. There are three large bedrooms, all with generous sized closets. The bedrooms are completely segregated (for privacy) from the remainder of the house. The well-planned kitchen with its efficient cupboards and utilities has ample space for family dining. There is a convenient coat closet near the rear entrance door.



CLASSIFICATION 625-1281





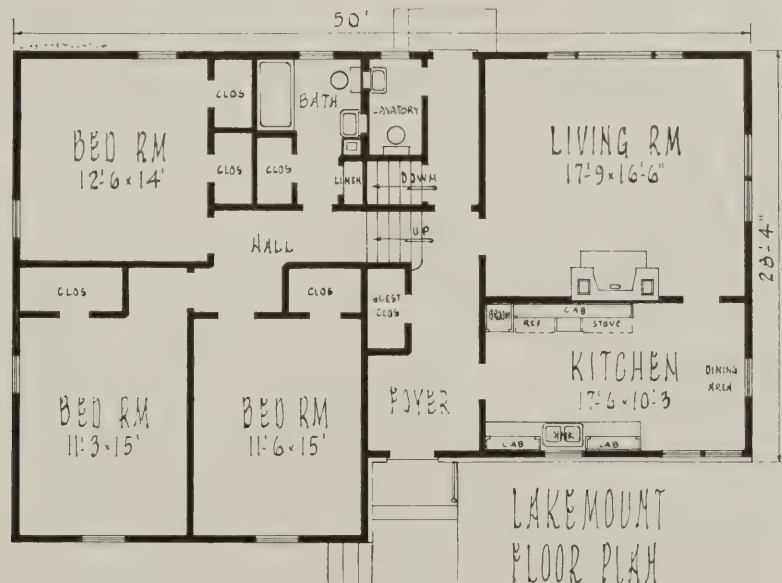
## THE LAKEMOUNT

5 ROOMS AND GARAGE

1,544 SQUARE FEET

30,050 CUBIC FEET

HERE is an unusually popular split-level home with the three bedrooms and bath placed above the garage. The attractive living room is at the rear with the kitchen and dinette at the front of the house—both entered from the central foyer. The extra lavatory is conveniently placed in the rear entry hall. There is abundant closet space in all of the rooms with an extra closet in the master bedroom.



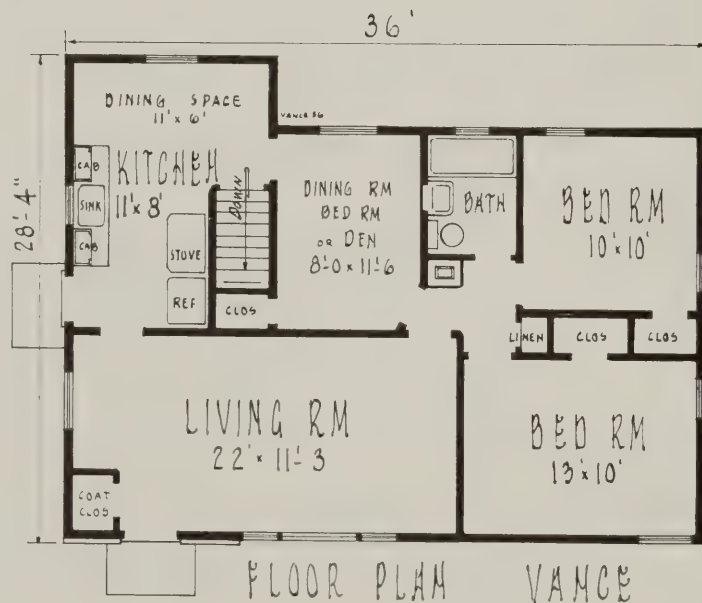
CLASSIFICATION 634-4121



## THE VANCE 5 ROOMS

912 SQUARE FEET 18,200 CUBIC FEET

THE Vance is a pleasing low-eaved home, beautiful to look at and economical to build. Modern in every respect, this home will provide comfortable living accommodations for a family of average size. Wood and stone have been properly used on the exterior of this home to give it a neat and inviting appearance. There are three bedrooms, one of which can be converted into a den or dining room if not needed as a bedroom. The large pleasant living room with its picture window adds to the beauty of this inexpensive home. The kitchen with its dining space was designed to save steps for the housewife.



CLASSIFICATION 618-9641

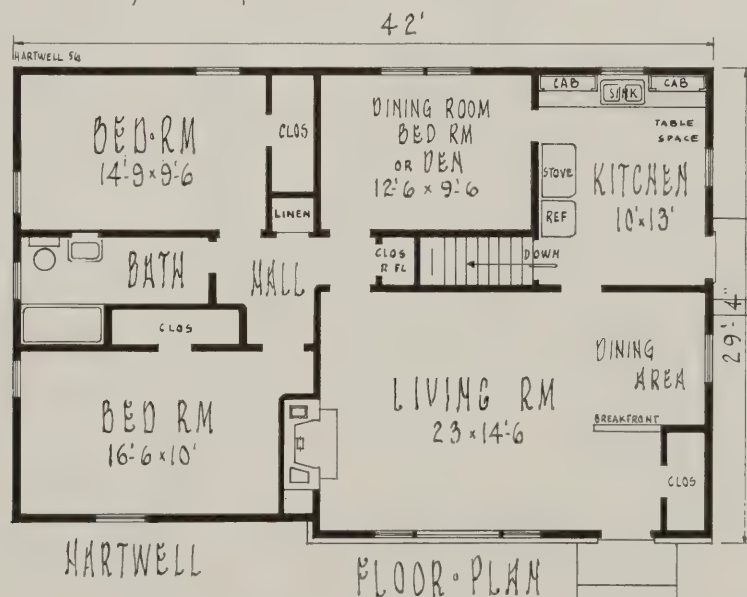




## THE HARTWELL : 5 ROOMS

1,212 SQUARE FEET      24,240 CUBIC FEET

THE Hartwell is a pleasing home built on a small foundation. One of the three bedrooms can be easily converted into a den or utility room when not needed as a bedroom. There is a large living room with a dining area adjoining the kitchen. The bedrooms are all accessible from a small central hall, with not an inch of floor space wasted. The kitchen is conveniently arranged for easy housekeeping and leaves nothing to be desired by its occupants.



CLASSIFICATION 624-9361



## THE TATE : 5 ROOMS

1,470 SQUARE FEET    29,400 CUBIC FEET

THE Tate is a modern home of excellent appearance especially designed for a narrow lot. It combines neatness, simplicity and attractiveness with a room arrangement that is outstanding in all of its details. The exterior depends on a combination of brick and shingles and the use of corner windows for its neat appearance. It is low in construction cost, yet provides the average-sized family with every convenience for good living. The three bedrooms are well placed for privacy and all are reached from the small central hall. The closets are large, plentiful and well located in every room in the house. In addition to the bathroom there is a lavatory located near the rear entrance. The large and pleasant living room with its fireplace and picture window is a special feature of this home. The large kitchen with its dining area, cupboards and utilities is efficiently planned in every detail. Extremely livable, this home offers everything necessary for family comfort.



CLASSIFICATION 628-6041





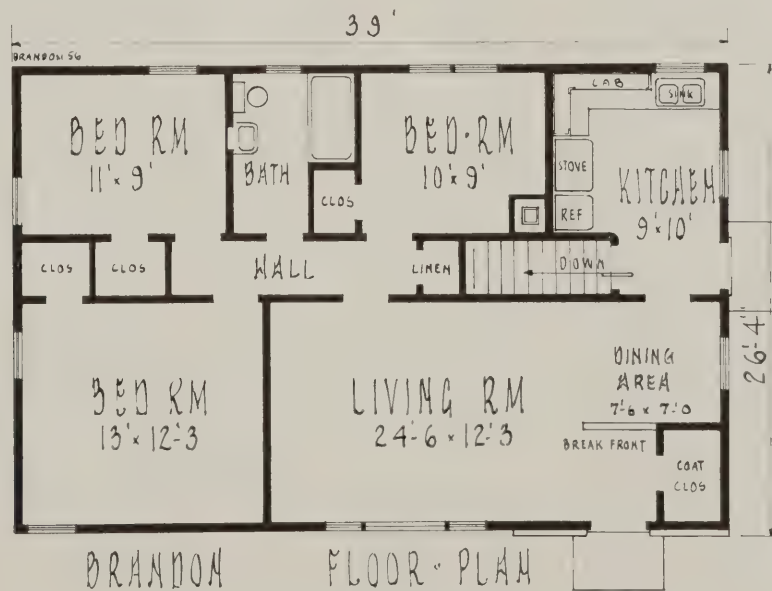
## THE BRANDON

5 ROOMS

1,014 SQUARE FEET

20,280 CUBIC FEET

THE Brandon is an attractive hip-roofed home of excellent appearance. The exterior, of shake shingles and stone, combines simplicity of design with economical construction to achieve its charming style. There are three bedrooms in this home, all with large closets. All the bedrooms can be reached from a convenient central hall. The extremely cheerful living room offers much in comfort and satisfaction. There is a dining area at the end of the living room adjoining the kitchen.



CLASSIFICATION 620-6941

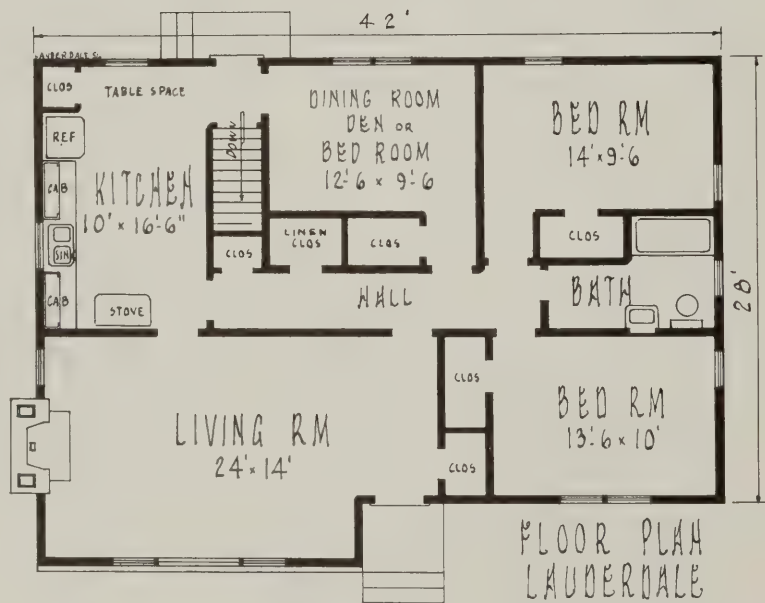


## THE LAUDERDALE

5 ROOMS

1,266 SQUARE FEET    25,230 CUBIC FEET

THE Lauderdale is a pleasing hip-roofed home with five rooms that have the efficiency of six. It has all the conveniences needed for modern living for the average-sized family. The wood exterior has just enough brick trim to give it a beautiful appearance. Excellent planning has been used throughout to make this home so acceptable. The large living room with picture window and open fireplace is a result of good designing. The extra-large kitchen with its well-placed cupboards is a step-saver for the housewife. Special features are the many large closets and the central hall which is accessible to every room in the house.



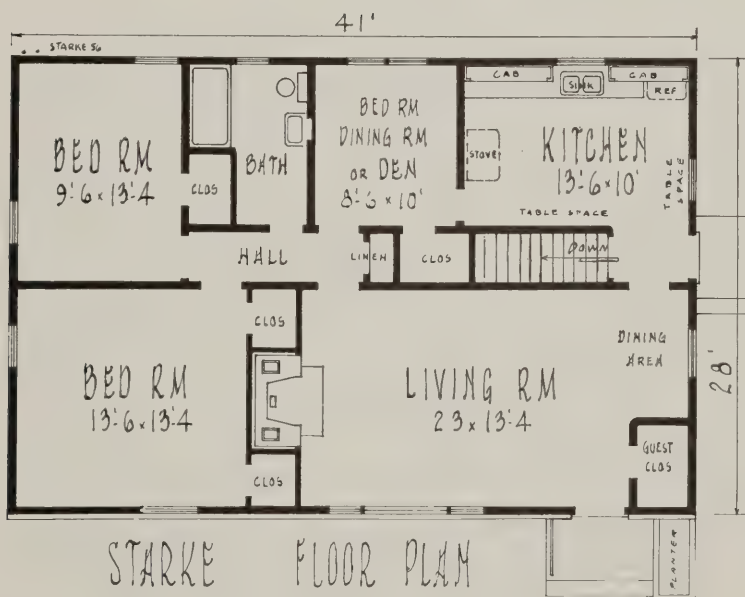
CLASSIFICATION 626-3761





## THE STARKE 5 ROOMS

1,168 SQUARE FEET 23,370 CUBIC FEET



THE Starke is an unusually attractive modern home with an exceptionally efficient room arrangement. The exterior, though simple in design, is most inviting because of its good taste in the use of brick, shingles and vertical siding. Snug and home-like, this charming home will give lifelong satisfaction to you and your entire family. The large cheerful living room with its picture window and open fireplace has extra dining space whenever the dining space in the efficient kitchen becomes inadequate. There are three bedrooms, one of which can be easily converted into a den or dining room when not needed as a bedroom.

CLASSIFICATION 624-5651

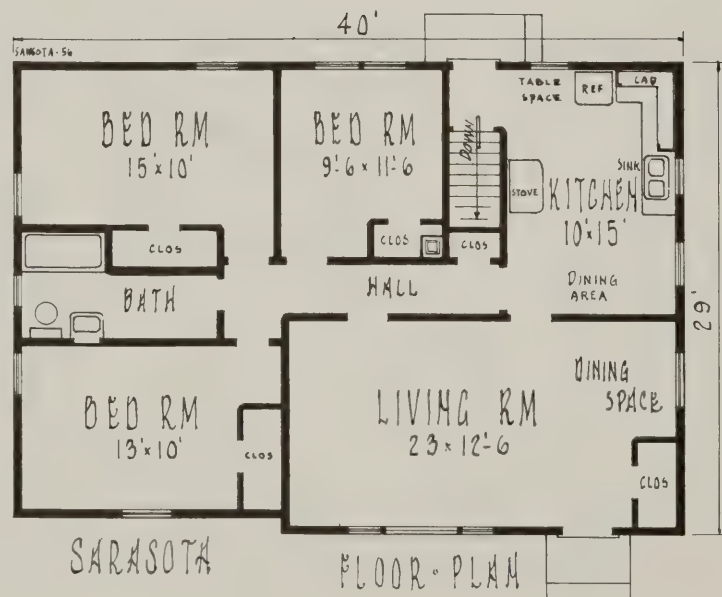


## THE SARASOTA

5 ROOMS

1,144 SQUARE FEET    22,880 CUBIC FEET

THE Sarasota is a low-pitched, hip-roofed up-to-date home with many outstanding features. Economical to build, this home provides comfortable living accommodations for the average family. The exterior, with its shingles and vertical siding, is simple in design but beautiful to look at. There are three large bedrooms amply equipped with closets and all accessible to the convenient central hall to which every room in the house leads. The living room with its picture window is exceptionally pleasant. The kitchen is efficiently planned as to cupboards and utilities and is large enough to provide dining space.



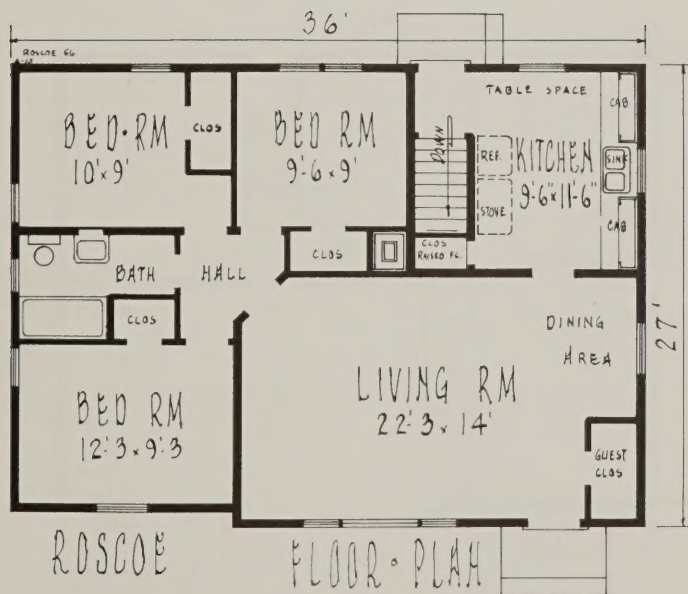
CLASSIFICATION 622-1061





## THE ROSCOE 5 ROOMS

960 SQUARE FEET 19,190 CUBIC FEET



THE Roscoe is a beautiful and extremely practical home for a young family. The exterior of shingles and vertical V-joint siding combined with the low-pitched roof and the eave brackets will make this a home of distinct individuality in any community. It has been carefully planned and designed to meet the most discriminating tastes of today's home owners. All useless ornamentation has been eliminated. The living room is large and cheery with a dining area adjacent to a kitchen that shows careful attention to details. The three bedrooms are isolated for privacy and all are accessible from a small central hall.

CLASSIFICATION 619-4181



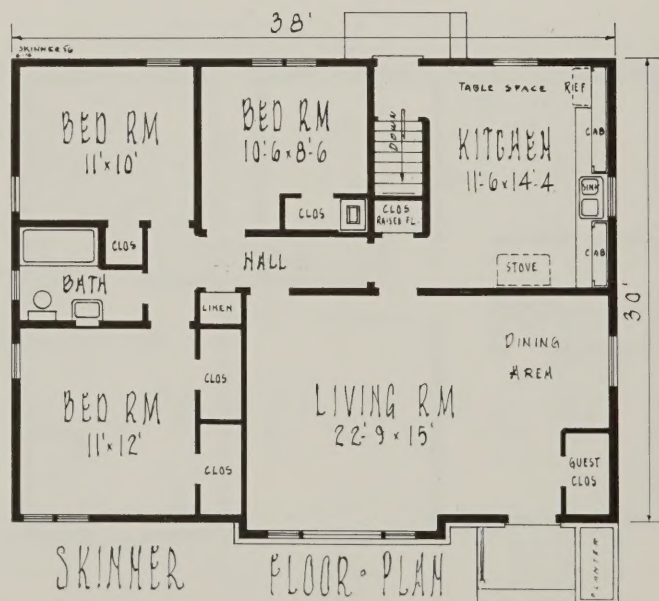
## THE SKINNER

5 ROOMS

1,155 SQUARE FEET

23,220 CUBIC FEET

THE Skinner with its beautiful and inviting exterior of brick and shingles, will make an excellent home for you and yours as well as a profitable investment. It is low in construction cost, yet it provides every convenience for a family of average size. It has a large dining area for use when the dining space in the well-designed kitchen becomes inadequate. There are three bed-rooms, all accessible from the central hall that can be reached from every room in the house. There are closets in every room including the kitchen.



CLASSIFICATION 624-1451



## WHY HOME OWNERSHIP

Home ownership has always been the best investment for the average family. At the end of a given period of time, it is possible to have a clear title to a home which will always have a market value. Because of the fact that building costs are steadily moving upward, there is no better time to build than the present.

The first step in the ownership of a home, after the lot has been decided upon, is the selection of a good plan. You will find many attractive and economical homes in this book that will fit your needs and requirements. It is important that your home should have (1) beauty of design (2) good room arrangement (3) economy of space and (4) low cost of maintenance.

In conformance with present demands of prospective home builders, as ascertained in national surveys, many of the homes in this book show the modern improvements that are demanded. The fundamentals of good design and planning have not been overlooked.

The amount of money available and construction costs will largely determine the size of the home and the number of new conveniences that may be included in the plan. Information on financing and home build-

ing costs can be secured from us, your lumber dealer. Remember, it is better to pay on a home of your own than to pay rent.

## APPROXIMATE COSTS

The price of a house varies in different parts of the country, depending on local conditions and the kind of materials used. Your Lumber Dealer can give you valuable approximate cost information on all of the home designs shown in this book.

## FINANCING

How should you go about financing your home? In the first place, you should know what price you can afford to pay for a home and how much you can comfortably pay each month in paying for it. The most advantageous plan for home financing provides for monthly payments on principal and interest over a given period of time, from 20 to 30 years. This is a practical, sensible way to pay for a home in easy installments just like rent, and in some cases actually cheaper than rent.

The following charts have been designed to eliminate the necessity of calculations in determining the equal monthly payment necessary to pay off a loan of a given size.

## MORTGAGE PAYMENT TABLES

Showing equal monthly payment of interest and principal required to pay off a loan completely within a given number of years.

4½% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 5,000	\$31.64	\$27.80	\$25.34
5,500	34.80	30.58	27.87
6,000	37.96	33.35	30.41
6,500	41.13	36.13	32.94
7,000	44.29	38.91	35.47
7,500	47.45	41.69	38.01
8,000	50.62	44.47	40.54
8,500	53.78	47.25	43.07
9,000	56.94	50.03	45.61
9,500	60.11	52.81	48.14
10,000	63.27	55.59	50.67
11,000	69.60	61.15	55.74
12,000	75.92	66.70	60.81
13,000	82.25	72.26	65.87
14,000	88.58	77.82	70.94
15,000	94.90	83.38	76.01

5% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 5,000	\$33.00	\$29.23	\$26.85
5,500	36.30	32.16	29.53
6,000	39.60	35.08	32.21
6,500	42.90	38.00	34.90
7,000	46.20	40.93	37.58
7,500	49.50	43.85	40.27
8,000	52.80	46.77	42.95
8,500	56.10	49.70	45.63
9,000	59.40	52.62	48.32
9,500	62.70	55.54	51.00
10,000	66.00	58.46	53.69
11,000	72.60	64.31	59.06
12,000	79.20	70.16	64.42
13,000	85.80	76.00	69.79
14,000	92.40	81.85	75.16
15,000	99.00	87.69	80.53

5½% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 5,000	\$34.40	\$30.71	\$28.39
5,500	37.84	33.78	31.23
6,000	41.28	36.85	34.07
6,500	44.72	39.92	36.91
7,000	48.16	42.99	39.75
7,500	51.60	46.06	42.59
8,000	55.04	49.13	45.43
8,500	58.48	52.20	48.27
9,000	61.91	55.27	51.11
9,500	65.35	58.34	53.94
10,000	68.79	61.41	56.78
11,000	75.67	67.55	62.46
12,000	82.55	73.70	68.14
13,000	89.43	79.84	73.82
14,000	96.31	85.98	79.50
15,000	103.19	92.12	85.17

NOTE: The above payments do not include real estate taxes or fire insurance premiums.

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